

Indexing: Lot 131, Phase 2,
Brentwood Farms S/D,

Station 29, T-1-S, R-7-W,

Southaven, DeSoto
County, MS. Plat BK 49 PG 16-17

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

COUNTRYWIDE HOME LOANS, INC.

PLAINTIFF

VS.

CAUSE NO.: 04-01-0124 ML

DOUGLAS L. SKELTON, CLARA M. SKELTON,
CHESAPEAKE HOLDINGS CO. F/K/A FIRST
NATIONAL MORTGAGE CORP., AND SHERMAN
ACQUISITION, L.P.

DEFENDANTS

2/16/05 9:39:19
BK 492 PG 631
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

FINAL JUDGMENT CONFIRMING
SPECIAL COMMISSIONERS REPORT AND
FORECLOSURE SALE

THIS DAY this cause came on before the Court on the Special Commissioner's
Report filed herein, and the Court having heard and considered same and being advised
in the premises does find therefrom as follows, to wit:

1. This Court has jurisdiction and venue of the parties and subject matter in
these proceedings.

2 That on December 8, 2004, the Special Commissioner, Emily Kaye
Courteau, conducted her Special Commissioner's foreclosure sale pursuant to Judgment
rendered herein granting judicial foreclosure entered in this cause on September 16, 2004
by the Court and filed September 24, 2004 by the Clerk, and recorded in the land deed
records in the office of the Chancery Clerk of DeSoto County, Mississippi. Said
foreclosure sale was conducted after publishing notice of said sale in a newspaper
published in and having general circulation in DeSoto County, Mississippi, and after
having sent Notice thereof to the last known address of the borrowers, Douglas L.
Skelton and Clara M. Skelton, and after having posted Notice of said sale at the DeSoto
County, Mississippi Courthouse in Hernando, Mississippi; that a copy of said Special

FILED

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WE DAVIS, CLERK

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Commissioner's Notice of Foreclosure Sale was attached thereto as Exhibit "A" to said Special Commissioner's Report.

3. The Court finds that on December 8, 2004, during lawful hours, being between the hours of 11:00 a.m. and 4:00 p.m., the Special Commissioner did conduct said foreclosure sale and that the highest and best bidder at foreclosure sale was Countrywide Home Loans, Inc.; the Notice of Sale listed the original trustees to the deed of trust as "Special Commissioners"; however, this error in title is of no moment or effect, as neither original trustee conducted the foreclosure sale, and the current Special Commissioner was appointed by order of this Court after the date of recording of the deed of trust, and the Notice of Sale properly referenced the recording in the DeSoto County land records of the judgment in this matter which would afford any interested party an opportunity to notice that the current Special Commissioner's appointment was of record; Countrywide Home Loans, Inc. purchased said property at said foreclosure sale for the full sum of \$128,156.13 and your Special Commissioner did sell said real estate, property and improvements to the said Countrywide Home Loans, Inc. for said purchase price and the Court does hereby approve and confirm said purchase price and sale by the Special Commissioner to Countrywide Home Loans, Inc.; the Special Commissioner is directed to record her Special Commissioner's Deed in the DeSoto County Chancery Clerk's land records, conveying the subject property to Countrywide Home Loans, Inc.

4. The Court further finds that there are no surplus funds remaining for distribution to any other party following the foreclosure sale.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT THE Special Commissioner's report filed heretofore be, and the same hereby is, accepted, approved, ratified and confirmed; that the Special Commissioner's foreclosure sale of

December 8, 2004 be, and the same hereby is, accepted, approved, ratified and confirmed for all purposes and that the Special Commissioner shall deliver her deed to Countrywide Home Loans, Inc. for the fee simple title to said property and improvements by reason of said foreclosure sale; the error in the Notice of Sale which listed the title of the original trustees to the deed of trust as "Special Commissioners" is of no moment or effect, as neither original trustee conducted the foreclosure sale, and the current Special Commissioner was appointed by order of this Court after the date of recording of the deed of trust, and the Notice of Sale properly referenced the recording in the DeSoto County land records of the judgment in this matter which would afford any interested party an opportunity to notice that the current Special Commissioner's appointment was of record and that all acts and things done by the Special Commissioner be, and they hereby are accepted, approved, ratified and confirmed for all purposes; and that all court costs incurred herein be assessed to Plaintiff, and for all of which let execution and other proper process issue.

SO ORDERED, ADJUDGED AND DECREED on this the 71st day of January, 2005.


Chancellor

PREPARED AND PRESENTED BY:

EMILY K. COURTEAU
Attorney for Plaintiff
2309 Oliver Road
Monroe, La. 71201
MSB #100570
318-330-9020
318-340-7600 (fax)

SPECIAL COMMISSIONER'S NOTICE OF SALE

STATE OF MISSISSIPPI
COUNTY OF Desoto

WHEREAS, on the 19th day of July, 1996, Douglas L. Skelton and Clara M. Skelton, executed and delivered a certain Deed of Trust unto Robert P. O'Hara and/or E. Stephen White, Special Commissioner for First National Mortgage Corporation, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 844 at Page 458; and

WHEREAS, Countrywide Home Loans, Inc., Investor was declared to be the lawful holder of the subject deed of trust by judgment rendered in the matter styled Countrywide Home Loans, Inc. vs. Douglas L. Skelton, Clara M. Skelton, Chesapeake Holdings Co. F/K/A First National Mortgage Corp., And Sherman Acquisition, "Defendants", Cause No. 04-01-0124ML of the Chancery Clerk of Desoto County, Mississippi, rendered on the 6th day of September, 2004, said judgment correcting assignment issue and appearing of record in Book 482 at page 722 thereof; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 8th day of December, 2004, I will during legal hours, at public outcry, offer for sale and will sell, at the east front door of the Desoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described Land and property situated in Desoto County, Mississippi, to-wit:

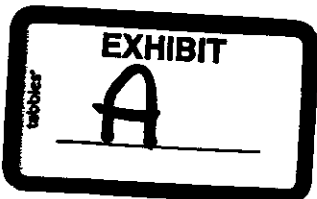
Lot 131, Phase II, Brentwood Farms Subdivision, situated in Section 29, Township 1 South, Range 7 West, in the city of Southaven, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Pages 16-17, in the Office of the Chancery Clerk of Desoto County, Mississippi.

I will only convey such title as is vested in me as Special Commissioner.

WITNESS MY SIGNATURE, this 3rd day of November, 2004.

Emily Kay Courteau
EMILY KAY COURTEAU
SPECIAL COMMISSIONER
2309 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020

KB/F02-8105
PUBLISH: 11-10-04/ 11-17-04/ 11-24-04/ 12-1-04



STATE OF MISSISSIPPI
I HEREBY CERTIFY that the above and foregoing is
a true copy of the original as filed in the
This the 9 day of February 2005
W. E. Davis, Clerk of the Chancery Court
By *S. Patrick* COUNTY OF D.C.